



VIA EMAIL: shaadifaris@intergulf.com

File: 26250-20/20008
Site ID: 20008

June 12, 2023

Intergulf Development Group
880, 700 West Georgia Street
Vancouver, BC V6B 1T8

Dear Shaadi Faris:

Re: Certificate of Compliance – 1401 Hunter Street, North Vancouver, BC

Please find enclosed a Certificate of Compliance respecting the site referenced above.

In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Certificate of Compliance will in any way restrict or impair the Director's power in this regard.
3. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation and may be encountered during any future subsurface work at the site.
4. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
5. Please note that the attached Certificate of Compliance does not address obligations of employers regarding worker health and safety under the *Workers Compensation Act* and Occupational Health and Safety Regulation. Development of site-specific work procedures in accordance with Workers'

Compensation Board regulations may be warranted. Please direct related questions to WorksafeBC.

Issuance of this Certificate of Compliance is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Certificate of Compliance, please contact the undersigned at Site@gov.bc.ca.

Yours truly,



Janet Barrett, M.Sc., P.Eng.
Senior Contaminated Sites Officer

Enclosure

cc: District of North Vancouver – zhangk@dnv.org
CSAP Society – apopova@csapsociety.bc.ca
Jay Rao, P.Eng., CSAP – jay.rao@exp.com
Rancho Management Services (B.C.) Ltd. – ymalek@ranchogroup.com
Hunter Street Strata Council – stratahunter@gmail.com
Client Information Officer, ENV, Victoria, csp_cio@Victorial.gov.bc.ca



CERTIFICATE OF COMPLIANCE
(Pursuant to Section 53 of the *Environmental Management Act*)

THIS IS TO CERTIFY that as of the date indicated below, the site identified in Schedule A of this Certificate of Compliance has been satisfactorily remediated to meet the applicable Contaminated Sites Regulation remediation standards and criteria.

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B.

The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

A Director may rescind this Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

June 12, 2023
Date Issued


Janet Barrett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1401 Hunter Street, North Vancouver, British Columbia which is more particularly known and described as:

Strata Lots 1 to 326, District Lot 613 Group 1 New Westminster District Strata Plan EPS8052, together with an Interest in The Common Property in Proportion to The Unit Entitlement of The Strata Lot as Shown on Form V

PIDs:

031-768-971	Strata Lot 1
031-768-989	Strata Lot 2
031-768-997	Strata Lot 3
031-769-004	Strata Lot 4
031-769-012	Strata Lot 5
031-769-021	Strata Lot 6
031-769-039	Strata Lot 7
031-769-047	Strata Lot 8
031-769-055	Strata Lot 9
031-769-063	Strata Lot 10
031-769-071	Strata Lot 11
031-769-080	Strata Lot 12
031-769-098	Strata Lot 13
031-769-101	Strata Lot 14
031-769-110	Strata Lot 15
031-769-128	Strata Lot 16
031-769-136	Strata Lot 17
031-769-144	Strata Lot 18
031-769-152	Strata Lot 19
031-769-161	Strata Lot 20
031-769-179	Strata Lot 21
031-769-187	Strata Lot 22
031-769-195	Strata Lot 23
031-769-209	Strata Lot 24
031-769-217	Strata Lot 25
031-769-225	Strata Lot 26
031-769-233	Strata Lot 27
031-769-241	Strata Lot 28
031-769-250	Strata Lot 29
031-769-268	Strata Lot 30

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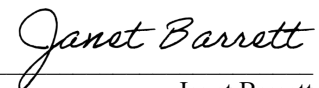
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For Director, *Environmental Management Act*

031-769-276	Strata Lot 31
031-769-284	Strata Lot 32
031-769-292	Strata Lot 33
031-769-306	Strata Lot 34
031-769-314	Strata Lot 35
031-769-322	Strata Lot 36
031-769-331	Strata Lot 37
031-769-349	Strata Lot 38
031-769-357	Strata Lot 39
031-769-365	Strata Lot 40
031-769-373	Strata Lot 41
031-769-381	Strata Lot 42
031-769-390	Strata Lot 43
031-769-403	Strata Lot 44
031-769-411	Strata Lot 45
031-769-420	Strata Lot 46
031-769-438	Strata Lot 47
031-769-446	Strata Lot 48
031-769-454	Strata Lot 49
031-769-462	Strata Lot 50
031-769-471	Strata Lot 51
031-769-489	Strata Lot 52
031-769-497	Strata Lot 53
031-769-501	Strata Lot 54
031-769-519	Strata Lot 55
031-769-527	Strata Lot 56
031-769-535	Strata Lot 57
031-769-543	Strata Lot 58
031-769-551	Strata Lot 59
031-769-560	Strata Lot 60
031-769-578	Strata Lot 61
031-769-586	Strata Lot 62
031-769-594	Strata Lot 63
031-769-608	Strata Lot 64
031-769-616	Strata Lot 65
031-769-624	Strata Lot 66
031-769-632	Strata Lot 67
031-769-641	Strata Lot 68
031-769-659	Strata Lot 69
031-769-667	Strata Lot 70

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031-769-675	Strata Lot 71
031-769-683	Strata Lot 72
031-769-691	Strata Lot 73
031-769-705	Strata Lot 74
031-769-713	Strata Lot 75
031-769-721	Strata Lot 76
031-769-730	Strata Lot 77
031-769-748	Strata Lot 78
031-769-756	Strata Lot 79
031-769-764	Strata Lot 80
031-769-772	Strata Lot 81
031-769-781	Strata Lot 82
031-769-799	Strata Lot 83
031-769-802	Strata Lot 84
031-769-811	Strata Lot 85
031-769-829	Strata Lot 86
031-769-837	Strata Lot 87
031-769-845	Strata Lot 88
031-769-853	Strata Lot 89
031-769-861	Strata Lot 90
031-769-870	Strata Lot 91
031-769-888	Strata Lot 92
031-769-896	Strata Lot 93
031-769-900	Strata Lot 94
031-769-918	Strata Lot 95
031-769-926	Strata Lot 96
031-769-934	Strata Lot 97
031-769-942	Strata Lot 98
031-769-951	Strata Lot 99
031-769-969	Strata Lot 100
031-769-977	Strata Lot 101
031-769-985	Strata Lot 102
031-769-993	Strata Lot 103
031-770-002	Strata Lot 104
031-770-011	Strata Lot 105
031-770-029	Strata Lot 106
031-770-037	Strata Lot 107
031-770-045	Strata Lot 108
031-770-053	Strata Lot 109
031-770-061	Strata Lot 110

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031-770-070	Strata Lot 111
031-770-088	Strata Lot 112
031-770-096	Strata Lot 113
031-770-100	Strata Lot 114
031-770-118	Strata Lot 115
031-770-126	Strata Lot 116
031-770-134	Strata Lot 117
031-770-142	Strata Lot 118
031-770-151	Strata Lot 119
031-770-169	Strata Lot 120
031-770-177	Strata Lot 121
031-770-185	Strata Lot 122
031-770-193	Strata Lot 123
031-770-207	Strata Lot 124
031-770-215	Strata Lot 125
031-770-223	Strata Lot 126
031-770-231	Strata Lot 127
031-770-240	Strata Lot 128
031-770-258	Strata Lot 129
031-770-266	Strata Lot 130
031-770-274	Strata Lot 131
031-770-282	Strata Lot 132
031-770-291	Strata Lot 133
031-770-304	Strata Lot 134
031-770-312	Strata Lot 135
031-770-321	Strata Lot 136
031-770-339	Strata Lot 137
031-770-347	Strata Lot 138
031-770-355	Strata Lot 139
031-770-363	Strata Lot 140
031-770-371	Strata Lot 141
031-770-380	Strata Lot 142
031-770-398	Strata Lot 143
031-770-401	Strata Lot 144
031-770-410	Strata Lot 145
031-770-428	Strata Lot 146
031-770-436	Strata Lot 147
031-770-444	Strata Lot 148
031-770-452	Strata Lot 149
031-770-461	Strata Lot 150

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031-770-479	Strata Lot 151
031-770-487	Strata Lot 152
031-770-495	Strata Lot 153
031-770-509	Strata Lot 154
031-770-517	Strata Lot 155
031-770-525	Strata Lot 156
031-770-533	Strata Lot 157
031-770-541	Strata Lot 158
031-770-550	Strata Lot 159
031-770-568	Strata Lot 160
031-770-576	Strata Lot 161
031-770-584	Strata Lot 162
031-770-592	Strata Lot 163
031-770-606	Strata Lot 164
031-770-614	Strata Lot 165
031-770-622	Strata Lot 166
031-770-631	Strata Lot 167
031-770-649	Strata Lot 168
031-770-657	Strata Lot 169
031-770-665	Strata Lot 170
031-770-673	Strata Lot 171
031-770-681	Strata Lot 172
031-770-690	Strata Lot 173
031-770-703	Strata Lot 174
031-770-711	Strata Lot 175
031-770-720	Strata Lot 176
031-770-738	Strata Lot 177
031-770-746	Strata Lot 178
031-770-754	Strata Lot 179
031-770-762	Strata Lot 180
031-770-771	Strata Lot 181
031-770-789	Strata Lot 182
031-770-797	Strata Lot 183
031-770-801	Strata Lot 184
031-770-819	Strata Lot 185
031-770-827	Strata Lot 186
031-770-835	Strata Lot 187
031-770-843	Strata Lot 188
031-770-851	Strata Lot 189
031-770-860	Strata Lot 190

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031-770-878	Strata Lot 191
031-770-886	Strata Lot 192
031-770-894	Strata Lot 193
031-770-908	Strata Lot 194
031-770-916	Strata Lot 195
031-770-924	Strata Lot 196
031-770-932	Strata Lot 197
031-770-941	Strata Lot 198
031-770-959	Strata Lot 199
031-770-967	Strata Lot 200
031-770-975	Strata Lot 201
031-770-983	Strata Lot 202
031-770-991	Strata Lot 203
031-771-009	Strata Lot 204
031-771-017	Strata Lot 205
031-771-025	Strata Lot 206
031-771-033	Strata Lot 207
031-771-041	Strata Lot 208
031-771-050	Strata Lot 209
031-771-068	Strata Lot 210
031-771-076	Strata Lot 211
031-771-084	Strata Lot 212
031-771-092	Strata Lot 213
031-771-106	Strata Lot 214
031-771-114	Strata Lot 215
031-771-122	Strata Lot 216
031-771-131	Strata Lot 217
031-771-149	Strata Lot 218
031-771-157	Strata Lot 219
031-771-165	Strata Lot 220
031-771-173	Strata Lot 221
031-771-181	Strata Lot 222
031-771-190	Strata Lot 223
031-771-203	Strata Lot 224
031-771-211	Strata Lot 225
031-771-220	Strata Lot 226
031-771-238	Strata Lot 227
031-771-246	Strata Lot 228
031-771-254	Strata Lot 229
031-771-262	Strata Lot 230

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031-771-271	Strata Lot 231
031-771-289	Strata Lot 232
031-771-297	Strata Lot 233
031-771-301	Strata Lot 234
031-771-319	Strata Lot 235
031-771-327	Strata Lot 236
031-771-335	Strata Lot 237
031-771-343	Strata Lot 238
031-771-351	Strata Lot 239
031-771-360	Strata Lot 240
031-771-378	Strata Lot 241
031-771-386	Strata Lot 242
031-771-394	Strata Lot 243
031-771-408	Strata Lot 244
031-771-416	Strata Lot 245
031-771-424	Strata Lot 246
031-771-432	Strata Lot 247
031-771-441	Strata Lot 248
031-771-459	Strata Lot 249
031-771-467	Strata Lot 250
031-771-475	Strata Lot 251
031-771-483	Strata Lot 252
031-771-491	Strata Lot 253
031-771-505	Strata Lot 254
031-771-513	Strata Lot 255
031-771-521	Strata Lot 256
031-771-530	Strata Lot 257
031-771-548	Strata Lot 258
031-771-556	Strata Lot 259
031-771-564	Strata Lot 260
031-771-572	Strata Lot 261
031-771-581	Strata Lot 262
031-771-599	Strata Lot 263
031-771-602	Strata Lot 264
031-771-611	Strata Lot 265
031-771-629	Strata Lot 266
031-771-637	Strata Lot 267
031-771-645	Strata Lot 268
031-771-653	Strata Lot 269
031-771-661	Strata Lot 270

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031-771-670	Strata Lot 271
031-771-688	Strata Lot 272
031-771-696	Strata Lot 273
031-771-700	Strata Lot 274
031-771-718	Strata Lot 275
031-771-726	Strata Lot 276
031-771-734	Strata Lot 277
031-771-742	Strata Lot 278
031-771-751	Strata Lot 279
031-771-769	Strata Lot 280
031-771-777	Strata Lot 281
031-771-785	Strata Lot 282
031-771-793	Strata Lot 283
031-771-807	Strata Lot 284
031-771-815	Strata Lot 285
031-771-823	Strata Lot 286
031-771-831	Strata Lot 287
031-771-840	Strata Lot 288
031-771-858	Strata Lot 289
031-771-866	Strata Lot 290
031-771-874	Strata Lot 291
031-771-882	Strata Lot 292
031-771-891	Strata Lot 293
031-771-904	Strata Lot 294
031-771-912	Strata Lot 295
031-771-921	Strata Lot 296
031-771-939	Strata Lot 297
031-771-947	Strata Lot 298
031-771-955	Strata Lot 299
031-771-963	Strata Lot 300
031-771-971	Strata Lot 301
031-771-980	Strata Lot 302
031-771-998	Strata Lot 303
031-772-005	Strata Lot 304
031-772-013	Strata Lot 305
031-772-021	Strata Lot 306
031-772-030	Strata Lot 307
031-772-048	Strata Lot 308
031-772-056	Strata Lot 309
031-772-064	Strata Lot 310

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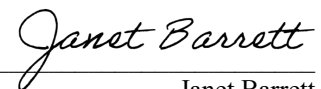
031-772-072	Strata Lot 311
031-772-081	Strata Lot 312
031-772-099	Strata Lot 313
031-772-102	Strata Lot 314
031-772-111	Strata Lot 315
031-772-129	Strata Lot 316
031-772-137	Strata Lot 317
031-772-145	Strata Lot 318
031-772-153	Strata Lot 319
031-772-161	Strata Lot 320
031-772-170	Strata Lot 321
031-772-188	Strata Lot 322
031-772-196	Strata Lot 323
031-772-200	Strata Lot 324
031-772-218	Strata Lot 325
031-772-226	Strata Lot 326

The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 18' 37.55"
Longitude: 123° 02' 1.97"

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Site Plan

SCALE 1:750



ALL DIMENSIONS ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:750

INTEGRATED SURVEY AREA NO. 16, DISTRICT OF NORTH VANCOUVER, BC, NAD83 (CSRS) 4.0.0.BC.1.MVRD.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 6719 AND 6748 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10
 THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 6719 AND 6748

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99960085 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 6719 AND 6748

FD OLD IF/P, RE-SET INDICATES PREVIOUSLY TIED OR SET (SEE PLAN EPP115332), LOST, AND RESET USING TIES FROM THE ORIGINAL CONTROL TRAVERSE

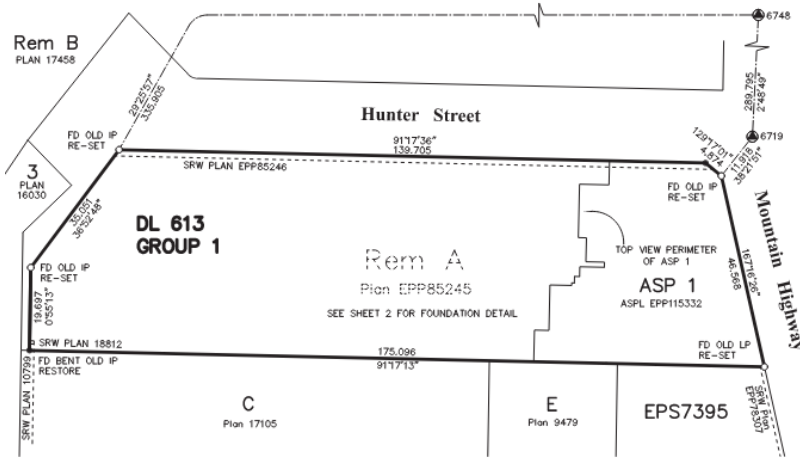


CIVIC ADDRESS:

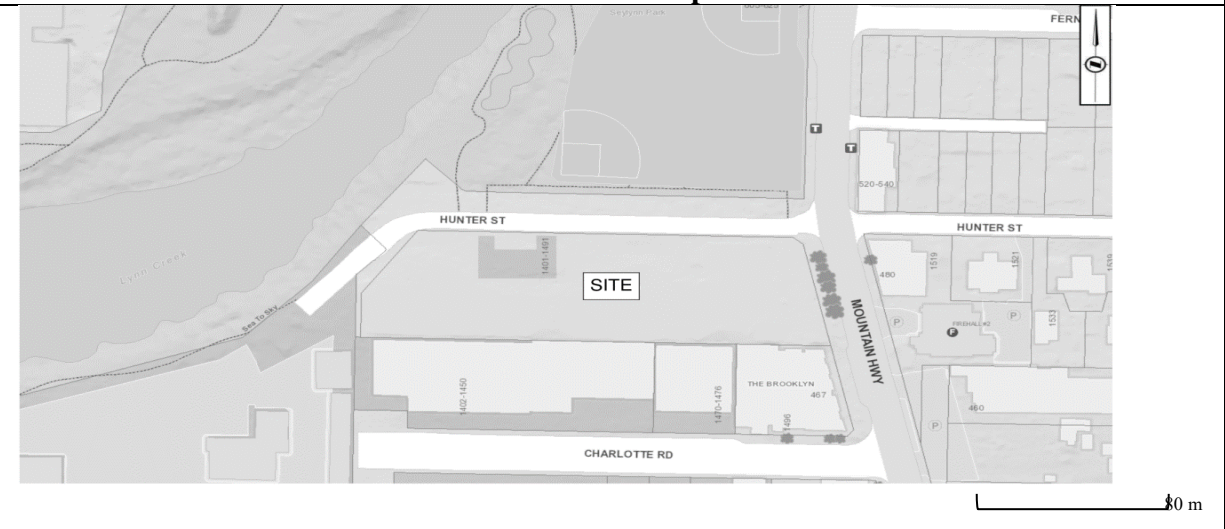
1401-1471 HUNTER STREET
 NORTH VANCOUVER, BC

6719 (GCM: 974998)
 UTM ZONE 10 COORDINATES
 DATUM: NAD83(CSRS) 4.0.0. BC.1.MVRD
 UTM NORTHING: 5481993.075
 UTM EASTING: 497625.063
 POINT COMBINED FACTOR: 0.9996012
 ABSOLUTE ACCURACY: 0.01m

6748 (GCM: 958835)
 UTM ZONE 10 COORDINATES
 DATUM: NAD83(CSRS) 4.0.0. BC.1.MVRD
 UTM NORTHING: 5462282.405
 UTM EASTING: 497639.282
 POINT COMBINED FACTOR: 0.9996005
 ABSOLUTE ACCURACY: 0.01m



Location Map



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 For Director, Environmental Management Act

Schedule B

Requirements and Conditions

1. Any changes in land, vapour or water uses must be promptly identified by the responsible person(s) in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The use(s) to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

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Schedule C

Substances and Uses

Substances remediated in soil for high density residential land soil use:

To meet numerical remediation standards:

Cadmium	7440-43-9
Cobalt	7440-48-4
Lead	7439-92-1
HEPHs	NA
LEPHs	NA
Odorous substances	NA

Substances remediated in vapour for residential land vapour use:

To meet numerical remediation standards:

Benzene	71-43-2
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Schedule D

Documents

Summary of Site Condition – Site Id. 20008, Prepared by Jay Rao, P.Eng., CSAP of EXP Services Inc., 23 January 2023.

Environmental Reports -Addendum #2 – 1401 Hunter Street, North Vancouver, BC, Prepared by EXP Services Inc., 23 January 2023.

Environmental Reports – Addendum, 1401 Hunter Street, North Vancouver, BC, Prepared by EXP Services Inc., 12 August 2022.

Stage 1 Preliminary Site Investigation – 1401 Hunter Street, North Vancouver, BC, Prepared by EXP Services Inc., 4 August 2022.

Confirmation of Remediation-1401 Hunter Street, North Vancouver, BC, Prepared by EXP Services Inc., 4 August 2020.

Remedial Excavation – 1401 Hunter Street, North Vancouver, BC, Prepared by EXP Services Inc., 18 March 2019.

Soil Investigation – 1401 Hunter Street, North Vancouver, BC, Prepared by EXP Services Inc., 9 November 2018.

Release Request- Demolition, Soil Removal, Subdivision, Zoning and Development Permit Applications -1401-1479 Hunter Street and 481-497 Mountain Highway, North Vancouver, BC, PID 007-989-105, Prepared by BC Ministry of Environment and Climate Change Strategy, 7 November 2017.

Release Request Scenario 5-1401-1479 Hunter Street and 481 to 497 Mountain Highway, North Vancouver, BC PID 007-989-105, Prepared by Mike Geraghty, P.Geo., CSAP of Keystone Environmental, 16 May 2017.

Report of Findings – Phase II ESA, 1401-1479 Hunter Street and 481 to 497 Mountain Highway, North Vancouver, BC, Prepared by Keystone Environmental, 15 May 2015.

Draft Phase I ESA-1401-1479 Hunter Street and 481-497 Mountain Highway, North Vancouver, BC, Prepared by Hemmera Environmental, 25 June 2012.

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